

**MINUTES OF REGULAR MEETING OF DECEMBER 9, 2014**  
**One Twin Pines Lane, City Council Chambers**

**CALL TO ORDER: 7:05 p.m.**

**ROLL CALL**

Council Present: Wright, Braunstein, Reed, Stone, Lieberman  
Council Absent: None

**PLEDGE OF ALLEGIANCE**

Led by members of the Boy Scouts.

**SPECIAL PRESENTATIONS**

**Beautiful Belmont Awards**

Awards were presented to residential and commercial recipients.

**Presentation from HIP Housing (Human Investment Project)**

Kate Harr, HIP Housing, distributed copies of HIP's annual calendar. She provided information on HIP's housing solutions and noted the need for home sharing options.

**PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA**

**Kathleen Beasley**, Belmont Library Manager, outlined upcoming programs and described holiday library closures.

**Laura Peterhans**, Belmont resident, announced Notre Dame de Namur's production of "A Christmas Carol", and she expressed concerns regarding a retaining wall on South Road.

**COUNCILMEMBER ANNOUNCEMENTS**

Councilmember Wright announced an upcoming basketball tournament between Carlmont and Notre Dame High Schools.

Councilmember Stone announced that the local AYSO team won the Delmonico Cup, and described an upcoming first-time home buyer workshop.

Mayor Lieberman announced the upcoming toy drive and holiday event at Fire Station 14 on December 19<sup>th</sup>.

**COMMENTS ON CONSENT CALENDAR**

**Stefanie Vargas**, Belmont resident (on behalf of Lisa Meltzer Penn), expressed support for the creation of a poet laureate position.

**Tanu Wakefield**, Belmont resident, also expressed support for creation of the poet laureate position.

**Perry Kennan**, questioned why the city needs to get involved in the poet laureate program. He

commented regarding the official Belmont poem that is located in the lobby of City Hall and suggested that the City Council recognize Jim McLaughlin as its first poet laureate.

Councilmember Stone thanked Parks and Recreation Commissioner Vargas and Library Branch Manager Beasley for forging the poet laureate program. He pointed out that not many city resources are needed for this. He proposed a requirement that one position on selection panel be a Belmont resident.

In response to Councilmember Reed's inquiry regarding the creation of a Technology Specialist III position, City Manager Scoles clarified that approval of this would not change the head count of city staff, as it would be reclassifying an existing position.

### **ITEMS APPROVED ON CONSENT CALENDAR**

Waive further reading of proposed ordinances

Resolution 2014-160 authorizing the City Manager to enter into a Service Agreement with FMT Consultants for an amount not to exceed \$54,500

Resolution 2014-161 authorizing Service Agreements with the lowest responsible bidders for tree maintenance services on City owned property for an amount not to exceed \$45,000

Motion approving Belmont Poet Laureate Position

Resolution 2014-162 Approving a Side Letter between the City of Belmont and Mid-Management/Confidential Employees Association (MMCEA) creating a Technology Specialist III

Resolution 2014-163 approving side letters to the Memorandums of Understanding between the City and the Mid-Management/Confidential Employees Association (MMCEA) and the American Federation of State County Municipal Employees (AFSCME) for certification pay

**ACTION:** On a motion by Councilmember Stone, seconded by Councilmember Braunstein, the Consent Agenda was unanimously approved, with the modification for the Poet Laureate position as requested by Councilmember Stone that one position on the selection panel is to be a Belmont resident.

### **OTHER BUSINESS**

#### **City Council Reorganization**

Vice Mayor Braunstein commented regarding Mayor Lieberman's leadership, and presented him with a plaque commemorating his year as Mayor. City Manager Scoles presented Mayor Lieberman with the Book of Mayors, and presented his wife with flowers.

**Ron Collins**, Mayor of San Carlos, complimented the Belmont City Council and the City of Belmont.

**Mike Picone**, Carlmont Merchants Association, expressed gratitude to Mayor Lieberman for his support.

**Perry Kennan**, Belmont resident, expressed his desire to hear from the new mayor regarding his vision for 2015.

**Mary Morrissey Parden**, Belmont Chamber of Commerce, commented regarding Mayor Lieberman's theme of working together during the past year. She announced the opening of a new business in Belmont, The Greedy Ant.

Councilmember Stone commented regarding Mayor Lieberman, and acknowledged his ability to serve as Mayor during a busy work year. He outlined examples of accomplishments throughout the year.

Councilmember Reed complimented Mayor Lieberman's ability to balance work, family and City commitments.

Councilmember Wright stated that she joined a welcoming and cohesive City Council.

Mayor Lieberman noted that much can be achieved when you work together. He thanked the community for being involved, and the Commissioners for their contributions. He thanked staff and outlined accomplishments of each of the city departments. He thanked his family and the City Council for their support throughout the year.

#### **Selection of Mayor for 2015**

Councilmember Reed nominated David Braunstein for Mayor, which nomination was affirmed by the other councilmembers.

**ACTION:** By a roll call vote, Resolution 2014-164 Appointing David Braunstein as Mayor for 2015 was unanimously approved.

The Oath of Office was administered by Mayor Braunstein's family.

Mayor Braunstein noted that being selected as Mayor is a privilege and an honor. He described what makes Belmont special, and noted that it is becoming a thriving place. He outlined upcoming projects that will require attention. He stated that his priorities for the year included the expansion of National Night Out, a regional Disaster Preparedness Day, youth leadership, the formation of an Economic Development subcommittee, furthering the plans for the Barrett Community Center, and bridging the relationship with the City of San Carlos. He thanked his family for their support.

#### **Selection of Mayor for 2015**

Councilmember Lieberman nominated Eric Reed, which nomination was affirmed by the remainder of the councilmembers.

**ACTION:** On a roll call vote, Resolution 2014-165 Appointing Eric Reed as Vice Mayor for 2015 was unanimously approved.

**RECESS:** 8:55 p.m. (to reception)

**RECONVENE:** 9:25 p.m.

#### **Text Amendments to the Belmont Zoning and Tree Ordinances**

Community Development Director de Melo summarized the City Council's review of these ordinances in October of 2014.

Senior Planner DiDonato summarized the proposed updates to the ordinances. He outlined the process that would be used for single family design review, and the findings that would need to be made. He described the changes to parking standards, setbacks, and calculations for determining maximum floor area size. He described proposed amendments related to secondary dwelling units. He outlined proposed changes to the tree ordinance. He outlined next steps in the process should the ordinances be introduced at this time.

City Attorney Rennie clarified the potential review and refinement of the proposed ordinances from the Planning and Parks and Recreation Commissions, as well as the Tree Board. He noted that any recommended changes would be incorporated for another first reading.

**Perry Kennan**, Belmont resident, suggested that the city council direct the Planning Commission and Tree Board hold hearings on the proposed ordinance amendments.

**Scott Barton**, Belmont resident, requested clarification regarding the cap for square footage.

**Anne Hoffman**, Belmont resident, stated that many people have left Belmont due to the inability to modify their homes. She pointed out that many code sections are difficult and the City should provide better flexibility.

**Patrick Perez**, Architect, expressed support for proposed changes to the ordinances, as they provide better clarity.

Councilmember Wright expressed support for the proposed amendments.

Councilmember Lieberman pointed out that the subcommittee balanced the needs of stakeholders. He expressed support for the amendments and outlined areas for further review and consideration.

Councilmember Reed stated that the proposed changes provide a balance between the needs of families and the maintenance of Belmont's small town feel.

Councilmember Stone stated that the proposed amendments address a long-term need for change for rational and predictable rules.

Mayor Braunstein expressed his desire for due diligence regarding the proposed changes. He stated that he wants to ensure proper neighbor notification for projects as appropriate.

**ACTION**: Councilmember Stone made a motion, seconded by Councilmember Reed to introduce ordinances, to forward the Zone Text Amendment to the Planning Commission for review, and to not have the tree ordinance be forwarded to the Tree Board or Parks and Recreation Commission for review.

Councilmembers Wright and Lieberman and Mayor Braunstein expressed their desire that the tree ordinance be forwarded to the Tree Board or Parks and Recreation Commission for review.

**ACTION:** On a roll call vote, said motion by Councilmember Stone failed on a 2-3 vote (Wright, Lieberman and Braunstein no).

**ACTION:** Councilmember Lieberman made a motion, seconded by Councilmember Stone, and unanimously approved to introduce the Zone Text Amendment Ordinance and to forward it to the Planning Commission for review and recommendation.

**ACTION:** Councilmember Lieberman made a motion, seconded by Councilmember Reed, and approved (4-1, Stone no) to introduce the Tree ordinance and to forward it to the Parks and Recreation Commission for review and recommendation.

**MEETING EXTENSION** at this time, being 10:30 p.m., on a motion by Councilmember Stone, seconded by Councilmember Lieberman, the meeting was unanimously extended by 30 minutes.

### **Review of DRAFT General Plan Housing Element 2015-2023**

Community Development Director de Melo described recent work and review of the Housing Element of the General Plan.

Management Analyst Rose outlined the City Council's previous discussion regarding types of housing needs which resulted in the proposed goals for the Housing Element. She noted that the California Department of Housing and Community Development has been provided a copy and has pre-approved the document. She outlined additional changes to Chapters 3 and 4 of the document. She pointed out that the zone text amendment changes introduced in the previous agenda item will assist in providing additional housing stock to meet goals, policies and programs.

**Perry Kennan**, Belmont resident, requested clarification regarding the hearing process. He described the housing element update used in another city, and expressed a desire for public input.

**Laura Peterhans**, Belmont resident, expressed support for the document and for forwarding it to the State as required.

Councilmember Lieberman pointed out that this matter has been vetted at several meetings throughout 2014.

Councilmember Wright expressed support for more affordable work force housing.

Councilmember Stone concurred, and noted that the document creates conditions to preserve open space and encourage development in the downtown. He pointed out these were factors discussed at the recent General Plan workshop. He stated that there has been much public outreach and input from stakeholders.

Councilmember Reed noted that the document does not provide solutions to homelessness.

**MEETING EXTENSION** at this time, being 11:00 p.m., on a motion by Councilmember Reed, seconded by Councilmember Stone, the meeting was unanimously extended by 30 minutes.

Mayor Braunstein expressed concerns regarding the assisted housing inventory. He supports permanent affordable housing.

Discussion ensued regarding how to continue to address assisted housing stock. Council concurred to schedule to a future study session on assisted housing and options for the City-owned Hill Street properties.

**ACTION:** On a motion by Councilmember Reed, seconded by Councilmember Stone, and unanimously approved to forward the draft General Plan Housing Element 2015-2023 to the Planning Commission and to the State Department of Housing and Community Development (“HCD”) for review.

## **COMMISSION, COMMITTEE, AND COUNCIL INTERGOVERNMENTAL ASSIGNMENT UPDATES, AND STAFF ITEMS**

### **Verbal report from Councilmembers on Intergovernmental (IGR) and Subcommittee Assignments**

Councilmember Stone reported on a recent Four Corners meeting. He noted that he attended reorganization meetings in San Mateo and San Carlos, and attended the Centennial celebration for the City of San Bruno.

Councilmember Lieberman stated that he met recently with representatives from Oracle Corporation.

### **Verbal report from City Manager**

City Manager Scoles announced that staff recently attended emergency preparedness training and he outlined upcoming storm preparation. He noted that the General Plan website would be updated.

### **San Mateo County City Selection Committee Meeting (Attendance/Voting)**

Councilmember Stone suggested forming a subcommittee to address future City Selection voting. Council concurred.

**ACTION:** On a motion by Councilmember Lieberman, seconded by Councilmember Wright, and unanimously approved to direct Mayor Braunstein to vote for Councilmember Stone at the upcoming City Selection meeting.

**ACTION:** On a motion by Councilmember Reed, seconded by Councilmember Lieberman, and unanimously approved to form subcommittee of Mayor Braunstein and Councilmember Stone to discuss other appointments to be made at the City Selection meeting.

**ADJOURNMENT at this time, being 11:20 P.M.**

**Terri Cook, CMC  
City Clerk**

Meeting audio-recorded and videotaped